



City of Meriden, Connecticut

DEPARTMENT OF LAW

142 EAST MAIN STREET
MERIDEN, CONNECTICUT 06450-8022
TELEPHONE (203) 630-4045
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May 24, 2007

Mr. Daniel F. Caruso, Chairman
CT Siting Council
10 Franklin Square
New Britain, CT 06051

RECEIVED
MAY 25 2007
CONNECTICUT
SITING COUNCIL

RE: **Docket 329**, Optasite Towers LLC and Ominpoint Communications, Inc. Application for a Certificate of Environmental Compatibility and Public Need for the construction, maintenance and operation of a telecommunications facility at 651 Paddock Avenue, Meriden, CT.

Dear Mr. Caruso:

Attached please find correspondence from Mr. Dominick Caruso, AICP, the Meriden City Planner dated May 10, 2007 to the Siting Council to be added as an exhibit to these proceedings. It was my hope to place the information in prefiled testimony format, but Mr. Caruso has been in the hospital since early this week and is not expected to be released until this weekend. At this point, while his prognosis is good, I am unclear as to whether he will be available on Thursday, May 31, 2007 hearing, although it is my hope that is will be attending.

Referenced in the correspondence and included in this packet are additional exhibits- letters from Mr. Thomas Skoglund to the applicants, dated November 17, 2006; December 1, 2006 and January 31, 2007; as well as an excerpt from the City of Meriden's Plan of Conservation and Development, Community Character and Historic Resources section.

An original and 25 copies of this correspondence, the Party Status Request form, plus a copy of the February 22, 2007 letter from the Meriden Planning Commission to the CT Siting Council are being sent to the CT Siting Council.

I hereby certify that a copy of this correspondence as well as the proposed exhibits have been sent to the parties on the service list:

Cohen & Wolf, PC

Attention: Julie Kohler, Esq., & Carrie Larson, Esq.,
1115 Broad Street, Bridgeport, CT 06604

If you have any questions, please don't hesitate to contact me.

Very truly yours,

Deborah L. Moore

PLANNING

COMMISSION-DIVISION

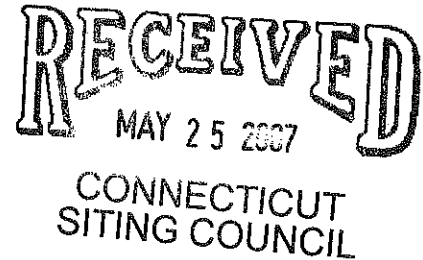


CITY OF MERIDEN

Tel. (203) 630-4081 Fax (203) 630-5883

May 10, 2007

Connecticut Siting Council
Ten Franklin Square
New Britain, Ct 06051



RE: OptaSite Towers, LLC – 651 Paddock Avenue, Meriden, CT

Honorable Councilpeople:

Thank you for this opportunity to present further comments regarding the above application. These comments include:

1. The applicant's statements and inferences that the City rejected sites are erroneous and in fact the opposite is true. The City, through Mr. Thomas Skoglund, Assistant Planner, never rejected a site. In fact, it was he who actually suggested further City sites: Nessing Field, Veteran's Memorial Hospital and Hooker School. (See Mr. Skoglund's 11/17/06 and 12/1/06 plus 1/31/07 letters). The City's staff also recommended the State DOT's property.

The truth is when the applicant was told of the forum and venue of ZBA and Planning Commission to get official definitive answers, the applicant cut-off discussion with the City and pursued the church property. Also, the applicant only presented a "cookie-cutter" document claiming it was a proposed lease. This document did not include site details or financial offer;

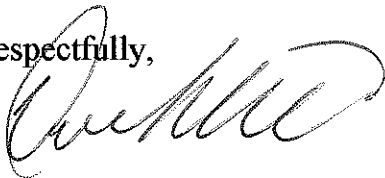
2. One of the issues never addressed is the disregard of the Zoning Regulations requiring one use on a property. This is important because the church was approved not only from a use standpoint but also from a site plan standpoint. This is why it is located as it is with large setbacks and parking to the rear and the retention of certain trees – all to maintain the residential character of the area. Obviously, the introduction of a second use to the site would normally have to go to the Planning Commission for an amendment to the site plan. It is at that level that site issues, i.e.:
 - Location and material of drives;
 - Type of landscaping;
 - Architectural treatment of structures, etc.

will be reviewed and adjusted to be compatible with the neighborhood. With all due respect, understanding the Siting Council's role is singularly the tower, decisions as to the site plan and relationship to the neighborhood is more appropriately left to the local authority which is charged with a comprehensive view – The Planning Commission.

3. The comprehensive view noted in #2 above leads me to the third comment – Inland Wetlands. One of the aspects of site plan review is the environmental impact of a proposal. On this particular site, the Inland Wetlands was of concern during the Planning Commission's review of the Church's site plan. Again, this played an important role on siting of the church, in fact, the "gravel" parking lot is there to offer some relief to the wetlands recharge area. Again, this is the comprehensive view that is necessary in reviewing a site plan, especially with two separate uses.
4. Another aspect of the application as it relates to the Inland Wetland is the Soil Scientist's determination that the wetlands are "...not high quality..." and they have "low-moderate quality". I am not sure what this statement means, and ask whether there is such a ranking of wetlands in the State Statutes protecting wetlands?
5. Also of concern is the applicant's statement that there aren't any historical structures in the area. As we all know, the register of historical homes is not the only source of historical places. The City's Planning Consultant, currently preparing the update of the Plan of Conservation and Development, has identified a home known as the "Deacon Rice House" built in 1796 at 651 Paddock Avenue. (See attached "Community Character & Historic Resources" excerpts".

Again, thank you for this opportunity and for your continued support of Meriden's planning efforts.

Respectfully,



Dominick J. Caruso, AICP
Director of Planning and Development

DJC/twc

PLANNING

COMMISSION-DIVISION



CITY OF MERIDEN

November 17, 2006

Tel. (203) 630-4081 Fax (203) 630-5883

Carrie Larsen and/or Julie Kohler
Cohen and Wolf, Attorneys at Law
1115 Broad Street
P.O. Box 1821
Bridgeport, CT 06604

RE: Proposed Development of a Telecommunications Facility at 651 Paddock Avenue in Meriden

Dear Ms. Kohler/Ms Larsen:

Yesterday, your fax dated November 1, 2006 was forwarded to me. The City of Meriden has a process to receive public comments, review and approve applications for telecommunication facilities. The process is fair and expedient. Mr. Regalato, representative of Opta-site was informed of this process. Neither I nor the Zoning Officer (2 primary contacts for such projects) have been personally contacted by your office to initiate our process or to arrange a meeting. Please contact the Planning Division, City of Meriden immediately at the number above for assistance in initiating the process in a proper manner.

The City of Meriden strongly opposes any attempt to short circuit the rights of the City and its residents to make public comments and fully review applications for new telecommunication tower facilities. This specific proposal is for a new tall tower in a residential district. It clearly needs to be carefully considered.

In a cooperative manner, I did meet and provide feedback to Mr. Regalato regarding potential telecommunication sites under control of the City in southeast/south central area of Meriden. Mr. Regalato did note some constraints or unresolved issues but the City of Meriden has not rejected any potential alternative site. Staff noted that any alternative would need to be specifically documented and be compatible with the site before staff could recommend such; it would need to go through the standard public process and use of City property would need to be approved by the City Council.

Sincerely,

Thomas Skoglund
Assistant City Planner

Cc: Lawrence Kendzior, City Manager
Dominick Caruso, Director of Planning
James Anderson, Zoning Officer

PLANNING

COMMISSION-DIVISION



CITY OF MERIDEN

Tel. (203) 630-4081 Fax (203) 630-5883

December 1, 2006

Julie Kohler
Cohen and Wolf, Attorneys at Law
1115 Broad Street
P.O. Box 1821
Bridgeport, CT, 06604

RE: Proposed Development of a Telecom Tower at 651 Paddock Avenue

Dear Ms. Kohler (Julie):

Thank you for faxing additional information today (12/1/06). I will forward appropriately.

Your office had mentioned that we could have a public hearing of our choice. As I noted in my 11/17/06 fax to you, our preference is for:

- 1) A Public Hearing at the Zoning Board of Appeals meeting. This can be done within the time frame you suggested as the next open agenda for a ZBA meeting is January 2nd, 2007. This is an appropriate forum for a public hearing to receive valuable and important testimony, and;
- 2) Project representatives to appear before the Inland Wetlands Watercourses Commission due to the close proximity of the proposal to the water resource. Again, this can be done within the time frame you suggested as the next open agenda for an IWWC meeting is January 3rd, 2007, and;
- 3) Project representatives to appear before the Planning Commission. The Commission fully considers development projects within the context of input and recommendations from the above noted boards. The January 10th, 2007, date you suggested appears appropriate.

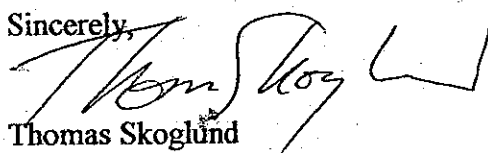
Please confirm that project representatives will appear at these meetings.

Your proposal is inconsistent with City planning and development procedures, plans and laws put in place to protect the health, safety and welfare of our City. While you offer to hear public input, we are still awaiting all project information that we typically receive for any development project to enable full public input and to avoid or mitigate damaging

impacts to neighborhoods, the environment, etc. We do not want the public input process to be rendered inferior or inadequate.

Planning staff can meet to discuss your proposal and we would be glad to further discuss any alternative that may serve to protect the health, safety and welfare of our City. Director Caruso has very limited time this month. I suggest you contact him by phone next Tuesday afternoon. Otherwise, please call me to arrange a meeting that can be held well in advance of the board and commission meetings. ←

Sincerely,



Thomas Skoglund
Assistant City Planner

Cc: Lawrence Kendzior, City Manager
Dominick Caruso, Director of Planning
James Anderson, Zoning Officer

PLANNING

COMMISSION-DIVISION



CITY OF MERIDEN

Tel. (203) 630-4081 Fax (203) 630-5883

January 31, 200~~6~~⁷

Keith Coppins, Vice President, Development
Optasite Towers LLC
One Research Drive, Suite 200C
Westborough, MA 01581

RE: Telecom Tower at 883 Paddock Avenue (former Hospital)
Alternative proposal to 651 Paddock Avenue Tower

Dear Mr. Coppins:

Thank you for considering an alternative (proposal dated January 16th). Per your request to provide feedback by January 31, I can provide only a partial response at this time: In summary, there is insufficient information to fully evaluate this alternative and even the concept, as proposed, can not be recommended by Planning staff at this time.

- 1) General concerns relayed previously remain:
 - a. the site is near residential uses and in a residential district;
 - b. any tower of the height mentioned by you in follow-up to your proposal could create an incompatible out-of-scale affect;
 - c. the site has a current principal (institutional) use; a long term lease of a portion of the site could diminish the ability to sell or redevelop the site.
- 2) Compatibility can sometimes be addressed by lowering and/or disguising the tower. Staff generally recommends a flag pole design be considered. A flag pole might work at this site (particularly in the front or front side of the building, rather than the rear). However, a flag pole at the height mentioned could very well be out-of-scale. Example photos of a "brown stick" design sent to us lacked visual clarity and were of an unknown distance/height. There is no clear advantage to the City of such design at this location.
- 3) Planning has not considered the financial agreement information provided as we do not negotiate such things; said agreement would be appropriate only if the use and siting were approved by our officials.

Has your tower company, or the communications company, considered options such as several lower telecommunication facilities when the company wants to provide better coverage within a large residential area with no tall structures? For instance, have you considered shorter, in-scale flag poles and/or siting on one or more light poles at recreation facilities? Such a proposal could more easily be supported by Planning.

Sincerely,


Thomas Skoglund
Assistant City Planner

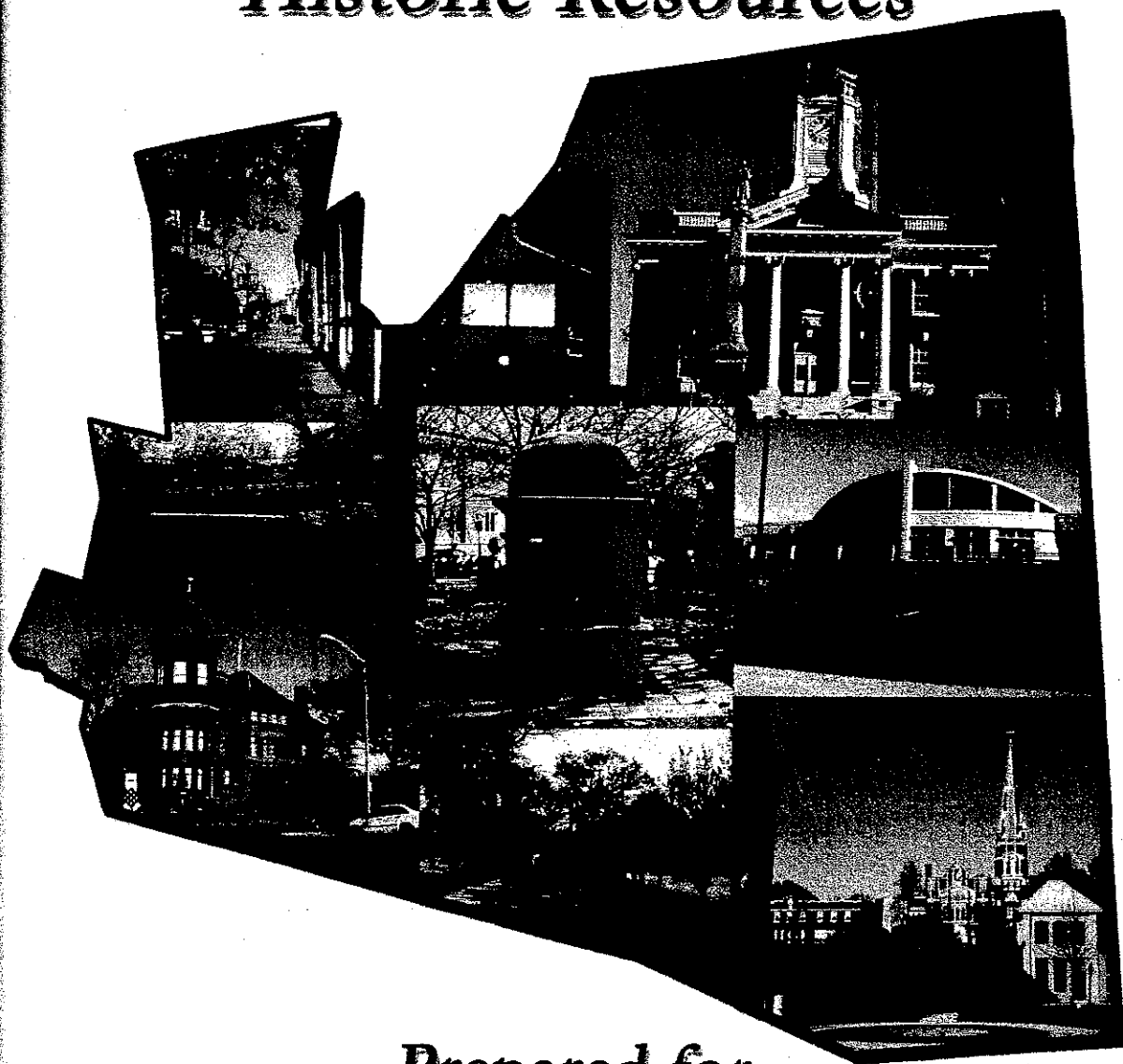
To:

Honorable Mark Benigni, Mayor
Lawrence Kendzior, City Manager
Dominick Caruso, Director of Planning

City of Meriden, Connecticut

Plan of Conservation and Development

Community Character & Historic Resources

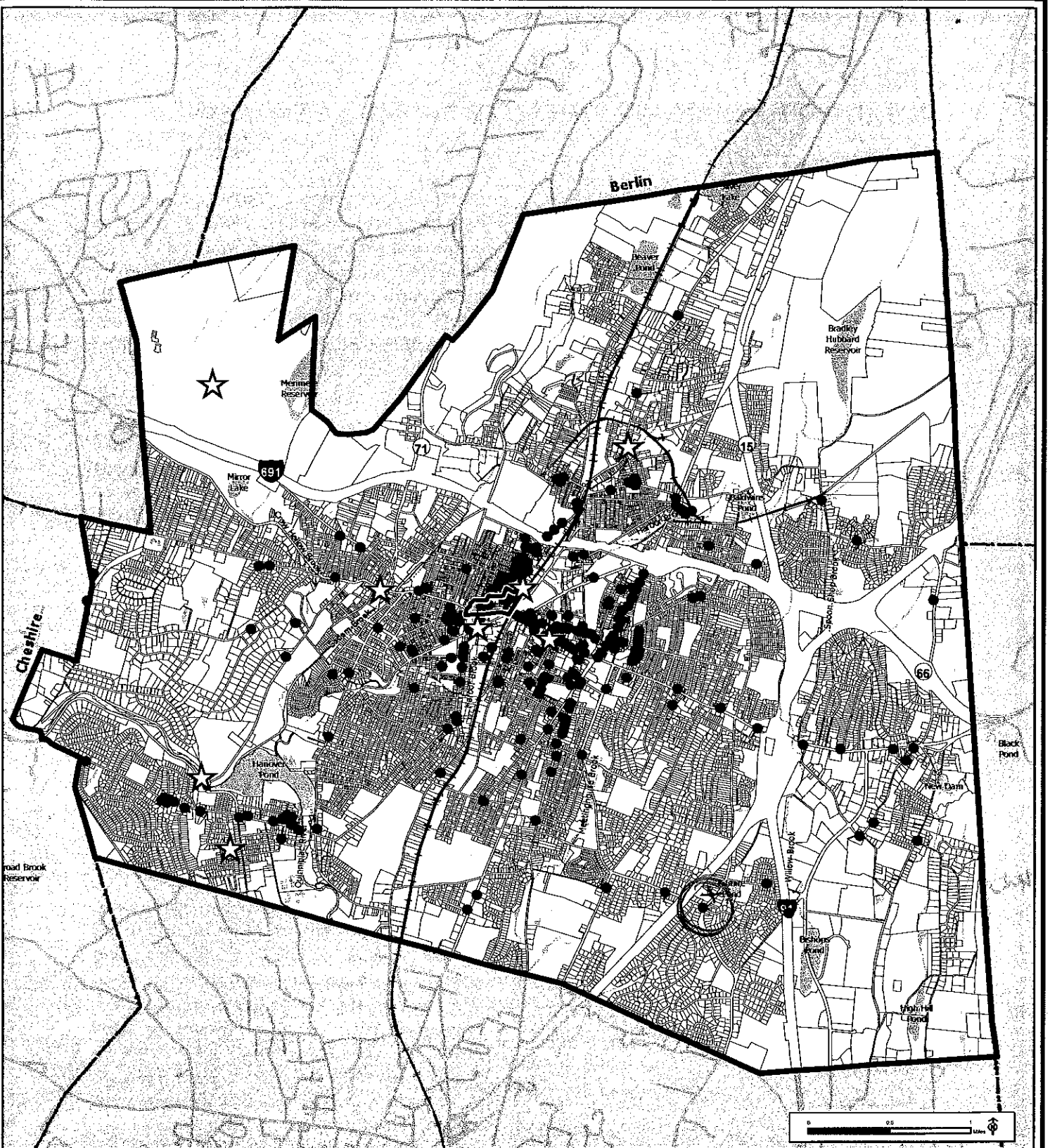


*Prepared for
City of Meriden
Planning Commission*

January 2007

CITY OF MERIDEN HISTORIC PROPERTIES INVENTORY

124 N. Colony St	Home Club	1893-1902	Georgian Revival	X	251
135-145 N. Colony St		1928	Jacobethan Commercial	X	252
138 N. Colony St	George W. Lyon House	1899-90	Shingle Style	X	253
193 A&B N. Colony St	J.H. Converse House	1865	Second Empire		254
201 N. Colony St		1860-65	Italianate	X	255
204 N. Colony St		1895-1900	Georgian Revival	X	256
212 N. Colony St	Eli I. Merriman House	1865-70	Second Empire	X	257
220 N. Colony St		1815-20	Federal-Greek Revival	X	258
268 N. Colony St		1880	Queen Anne	X	259
294 N. Colony St	Admin. Bldg. Conn. School f	1921	Georgian Revival	X	260
320 N. Colony St	Garage, Bradley Home for th	1885	Queen Anne	X	261
397-409 N. Colony St	J. Parker Cottage Terrace	1880s	Stick Style	X	262
416 N. Colony St	A.T.-H.S. Wilcox House	1860-70	Italianate	X	263
596 N. Colony St	Edward Collins House	1738	Center Chimney Cape		264
643 N. Colony St		1835-50	Greek Revival		265
677 N. Colony St	Goffe-Collins-Clark House	1711-18	Georgian-Timber Frame	X	266
684 N. Colony St	Butler House				267
848 N. Colony St	John Dennie House	1734	Center Chimney Cape	X	268
1130 N. Colony St		1910-20	Bungalow	X	269
1376 N. Colony Rd	Hotel Belcher	1833	Federal		270
1563 N. Colony Rd	John Yale House	1788	Center Chimney Timber F		271
N. Colony St	Wilcox House No. 4				272
55 N. Grove St	Lacourdiere Block	1903-04	Classical Revival Comme	X	273
78-84 N. Grove St	Ezzo Bldg.	1941-42	Moderne	X	274
106 N. Grove St	M.G. Griswold House	1865	Italianate		275
109 N. Grove St	John M. Nagel House	1865	Italianate	X	276
112 N. Grove St		1891-95	Queen Anne		277
214-216 N. Grove St		1890	Queen Anne		278
80 N. Third St	John Ploda House	1880-81	Victorian Gothic	X	279
307 N. Wall St	Farm Bldg.			X	280
307 N. Wall St		1800s	Barn		281
N. Wall St	Farmhouse	1840-45	Greek Revival	X	282
45 Norwood St		1820-40	Greek Revival	X	283
Norwood St	St. Paul's Universalist Chu	1891-93	Richardsonian Romanes	X	284
38 Oak St	James Moakly House	1886	Stick Style	X	285
578 Old Colony Rd		late 1800s -	Curiosity-Half Timbering	X	286
Olive St	St. Stanislaus Church	1907	Romanesque	X	287
Orange St.	New City Cemetery	1870s		X	288
39 Oregon Rd	Coe Castle	1867-1874	Italianate	X	289
651 Paddock Ave	Deacon Silas Rice House	1796	Center Chimney Cape	X	290
50 Parker Ave South	Wilson Stevens House	1875-76	Italianate	X	291
80 Parker Ave	Wilbur Parker House	1868	Second Empire-Victorian	X	292



City of Meriden

Plan of Conservation & Development Update



Historic Resources Inventory

Legend

- Colony St.-West Main St. Historic Dist.
- ★ National Register of Historic Places
- Local Register of Historic Places

Source:
 Parcel Base Map: City of Meriden M.I.S. Department.
 Base Map Data: Connecticut Department of Environmental Protection Map and Geographic Information Center.
 Historical Properties (Local): City of Meriden Planning Department.
 Historical Properties (National): National Register of Historic Places.

THIS MAP WAS DEVELOPED FOR USE AS A PLANNING DOCUMENT. DELINEATIONS MAY NOT BE EXACT.



**HARRALL-MICHALOWSKI
 ASSOCIATES, INCORPORATED**
 HARTFORD, CONNECTICUT

January 2002

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